

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 16, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-20492 - APPLICANT/OWNER: LIVEWORK, LLC**

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**\*\* CONDITIONS \*\***

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-64) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 04/06/07, and the landscape plan and building elevations, date stamped 03/13/07, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. All proposed signage locations as depicted on the building elevations, date stamped 03/13/07, must be for on-premise advertising only. Off-premise advertising signs will require separate approval through the Special Use Permit application process. All signage must meet the applicable requirements of the Downtown Centennial Plan and Title 19. All signage requires the issuance of a building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: all tree heights are to be included in the landscape legend to ensure compliance with the Downtown Centennial Plan's minimum streetscape standards.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Casino Center/3<sup>rd</sup> Street Realignment Project, Casino Center Bus Rapid Transit Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site, except as amended by Conditions of Approval herein.
19. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
20. Landscape and maintain all unimproved rights-of-way, if any, on Casino Center Boulevard and Coolidge Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard and Coolidge Avenue public right-of-way adjacent to this site prior to occupancy of this site.
22. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Coolidge Avenue. Revise the on-site circulation pattern to ingress from the alley and egress onto Coolidge Avenue.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This request is for a Site Development Plan Review for a proposed 120-foot high, 1,500 space automated parking structure with 12,000 square feet of ground level commercial space on 0.63 acres at northeast corner of South Casino Center Boulevard and Coolidge Avenue. This site is part of a larger project that includes a 12-story mixed-use development that includes 58,000 square foot of commercial space and 1,100 residential condominium units located at the southwest corner of West Charleston Boulevard and South 4<sup>th</sup> Street.

The applicant indicates that the unique parking arrangement offered by the off-site nature of this automated parking structure will help generate the urban walking lifestyle that is called for in this area. It is the applicant's belief that the pedestrian traffic to and from the proposed mixed-use development will help the ground level commercial spaces thrive in both locations. The proposed development and potential uses are appropriate for the R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial) zoning districts and approval of this request is recommended.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
12/05/78	The Board of Zoning Adjustment denied a Variance request (V-0095-78) that would have allowed 10 parking spaces where 29 parking spaces were required for a 29-unit apartment building.
09/23/04	The Planning Commission approved a Site Development Plan Review (SDR-4999) for a proposed 153,100 square foot mixed-use development on 1.38 acres adjacent to the north side of Coolidge Avenue, between Casino Center Boulevard and 3 <sup>rd</sup> Street. Staff recommended approval.
04/26/07	<p>The Planning Commission recommended approval of companion items ZON-20507, SUP-20519, VAC-20522 and SDR-20502 concurrently with this application.</p> <p>The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #56/rts).</p>

<b><i>Related Building Permits/Business Licenses</i></b>	
11/04/83	A business license for a G04 (Gifts and Novelties – The sale of ornamental gifts and novelties, ie, statues, clocks, souvenirs, plaques, etc) category license was processed in by the Department of Finance and Business Services and the license (G04-01039) was issued with no apparent Planning and Development review.
02/12/03	A business license for an R23 (Recreational Instruction or Lessons – Any business that provides the service of instruction, ice skating lessons, etc., and tutoring English, math, or any subject that does not require state license per NRS 394) category license was processed in by the Department of Finance and Business Services and the license (R23-00010) was re-issued due to a license re-classification with no apparent Planning and Development review.
<b><i>Pre-Application Meeting</i></b>	
03/01/07	A pre-application meeting was held and elements of this application were discussed. Requirements for the Arts District of the Downtown Centennial Plan were discussed, including the proposed parking alternative. Submittal requirements were discussed.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this application, nor was one held.	

<b><i>Field Check</i></b>	
03/22/07	The Department of Planning and Development conducted a site visit that found that this was a partially developed site that encompassed existing buildings and vacant land.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.63

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	General Retail, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial) Zone and
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone
North	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)

South	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone
East	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone
West	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
Live/Work Overlay District	X		Y
<b>Trails</b>		X	n/a
<b>Rural Preservation Overlay District</b>		X	n/a
<b>Development Impact Notification Assessment</b>		X	n/a
<b>Project of Regional Significance</b>		X	n/a

## DEVELOPMENT STANDARDS

*Pursuant to the Downtown Centennial Plan\*, the following development standards apply to the subject proposal:*

<b>Standard</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	27,443 SF	Y
Min. Setbacks		
• Front (Coolidge Avenue)	0 Feet	Y
• Side	0 Feet	Y
• Corner (Charleston Boulevard)	0 Feet	Y
• Rear (4 <sup>th</sup> Street)	0 Feet	Y
Max. Lot Coverage	99.8%	Y
Max. Building Height	120 Feet	Y
Mech. Equipment	Screened	Y

- \* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements.

*Pursuant to the Downtown Centennial Plan\*, the following residential adjacency standards apply to the subject proposal:*

<b>Residential Adjacency Standards</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
3:1 proximity slope	360 Feet	0 Feet	Y*
Adjacent development matching setback	20 Feet	0 Feet	Y*

- \* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Title 19.08.060 (Residential Adjacency Standards).

*Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area	n/a	0 Trees	0 Trees	Y
<b>TOTAL</b>			0 Trees for On-site 11 Trees for Streetscape	Y
Min. Zone Width	n/a		0 Feet	Y
Landscape Area Required	n/a		0 SF	Y

*Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:*

<b>Streetscape Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
East/West Street (Coolidge Avenue)	1 Shade Tree @ 15-20' O.C. Maximum (min. 24" box) 5 Shade Trees	5 Shade Trees (36" box)	Y
North/South Street (South Casino Center Boulevard)	1 Palm Tree @ 30' O.C. Maximum (min. 25' height) 6 Palm Trees	6 Palm Trees (36" box; no height listed)	Y*
Right-of Way Improvements:	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Y

- \* A condition of approval has been added the revised technical landscape plan is required to have tabulated all tree heights along with the quantities and sizes.

*Pursuant to Title 19.04 and 19.10\*, the following parking standards apply:*

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other Than Listed	12,000 SF GFA	1 / 175 SF	66 Spaces	3 Spaces	1,500 Spaces	0 *** Spaces	
TOTAL (including handicap)			69 Spaces		1,500 Spaces		Y **

- \* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

- \*\* It is the intention of the applicant that this location provide parking for the proposed mixed-use development two blocks south at East Charleston Boulevard and South 4<sup>th</sup> Street. This portion of the overall project proposal is being heard as a companion Site Development Plan Review (SDR-20502).

- \*\*\* The proposed parking structure is an automated facility and has no designated location for handicap accessible parking. There is an attendant proposed to be on duty at the facility to assist patrons with the system.



## ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a MXU (Mixed Use) land use designation. The MXU (Mixed Use) designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential) O (Office), SC (Service Commercial), and GC (General Commercial). The proposed uses are in compliance with the land use designation.

There is an existing resolution of intent in effect for three of the four parcels that make up this site. A Rezoning (Z-0100-64) approved the intent to change the zoning of the subject site of which one of the parcels comprising the development has hard zoned C-2 (Limited Commercial). The remaining parcels are zoned R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial). The proposed uses established at this location are permissible in a C-2 (General Commercial) zoning district which is compatible with the MXU (Mixed Use) General Plan designation.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed Use) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the MXU (Mixed Use) designation.

This site is with in the Live/Work Overlay district. The mixed-use nature of the primary site's proposed development will offer employment and housing options at that site; however, the project does not include any live/work units as outlined in Title 19.06.130.

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the 18b The Las Vegas Arts District. This district, which is within the bounds of the Downtown South district, is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment with it's own unique design standards. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan. Specifically, this parking structure incorporates ground level commercial space along the primary street frontage (South Casino Center Boulevard) as outlined in the standards for a parking structure within 18b The Las Vegas Arts District.

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The site encompasses four parcels with the proposed building built across the lot lines. A condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

- Site Plan

The site plan is in compliance with the standards of the C-2 (General Commercial) zoning district and the Downtown Centennial Plan's 18b The Las Vegas Arts District standards. This location will service as the secondary site for a multi-site project that includes this parking structure and a mixed-use development on the primary location.

The site is located on the east side of South Casino Center Boulevard at the northeast corner of the intersection with Coolidge Avenue. This site consists of one developed and three undeveloped parcels of land in the city's Downtown South district.

The site plan illustrates one building that encompasses the entire project area. There is a proposed entrance to the facility off of the adjacent alleyway and exit on to Coolidge Avenue.

- Landscape Plan

As the proposed parking structure is built with zero setbacks the landscape plan depicts only the required streetscape landscaping required by the Downtown Centennial Plan. The landscaping provided in the amenity zone is depicted as having multiple tree species meeting the size standard minimums. The trees are planted approximately every 20 feet on center along both the north/south and east/west right-of-ways. Due to the parking being enclosed there is no parking lot related landscaping.

- Elevations/Floor Plan

The elevations depict a 120-foot high automated parking structure. It should be noted that both the west and south elevations depicts signage on the parking garage. A condition has been added requiring that this signage be for on-premise advertising only. Off-premise advertising signs will require separate approval. All signage must meet the applicable requirements of the Downtown Centennial Plan and Title 19. No setbacks are provided.

The materials and design of the building exteriors will match that of the proposed mixed-use development at the primary site. Materials used include metal veneer, sandstone veneer, cementations panels, and aluminum storefront. The building elevations illustrate a building of contemporary design.

The floor plan shows that there will be 12,000 square feet of tenantable commercial space fronting towards the South Casino Center Boulevard. The remaining space in the building will be devoted to the 1,500 space automated parking operation that is meant to serve the primary mixed-use development's commercial and residential parking needs; the onsite commercial parking needs; and unmet parking demand of area visitors.

The site development plan review has been submitted in conjunction with applications for the principle development site, including: a proposed Rezoning (ZON-20507) to consolidate that site's existing P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial) zoning designations to just C-1 (Limited Commercial); Vacation (VAC-20522) to vacate a public right-of-way and access easement; Special Use Permit (SUP-20429) to allow a mixed-use development with residential uses in the proposed C-1 (Limited Commercial) zoning district; and Site Development Plan Review (SDR-20502) to site a proposed 12-story mixed-use development that includes 58,000 square foot of commercial space and 1,100 residential condominium units.

The proposed site development plan review is in conformance with the site's general plan designation and is appropriate for the proposed zoning district. The proposed parking structure meets the standards and objectives of The Downtown Centennial Plan and the request is compatible with the existing commercial and residential developments in the area, staff is in support of this site development plan review request.

## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed building will be compatible with existing and proposed development in the immediate area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The development will be consistent with all code requirements.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The alleyway that runs between Hoover Avenue and Coolidge Avenue will be the vehicular access point for the parking structure, with egress to Coolidge Avenue. The site has excellent access to public transportation, which will assist in reducing the number of vehicle trips generated by the residents of the mixed-use development. This potential reduction in demand by the residents of the mixed-use development will allow the facility to provide structure parking to area visitors thus reducing the demand for surface parking in this downtown area.

**4. Building and landscape materials are appropriate for the area and for the City;**

The proposed structure and landscape materials are appropriate for the area. Additionally, the landscape materials meet the types required for this area under the Downtown Centennial Plan.

**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations, design characteristics, and aesthetic features will continue to offer commercial opportunities as well as offer an additional parking option for downtown that will be harmonious and compatible with development in the area.

**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed plan will not impact public health, safety or welfare since the development will be subject to City inspections during construction of the building as well routine business license inspections for the tenant commercial spaces.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED** 297 by Planning Department

**APPROVALS** 0

**PROTESTS** 0